

WEST VALLEY CITY PLANNING COMMISSION AGENDA

May 24, 2006

Planning Commission Technical Committee May 16, 2006 @ 8:00 a.m.
Planning Commission Study Session May 17, 2006 @ 3:00 p.m.
Planning Commission Pre-Meeting..... May 24, 2006 @ 3:00 p.m.
Planning Commission Meeting May 24, 2006 @ 4:00 p.m.

___ Woodruff ___ Fuller ___ Matheson ___ Lang ___ Mills ___ Cisneros ___ Conder

GENERAL PLAN AND ZONE CHANGE APPLICATION:

GPZ-2-2006 Petition by **BILL PEPERONE** requesting a **General Plan change** from general commercial land uses to medium density residential land uses, and a **zone change** from 'C-2' (general commercial) and 'A' (agriculture) to 'RM' (residential, multiple family). The property is located at 5770 West 3500 South on 20 acres. (Staff – **John Janson** at 963-3277) (**Continued from April 26, 2006 and May 10, 2006 Public Hearings**)

GPZ-4-2006 Petition by **TIM SOFFE** requesting a **General Plan change** from business, office, entertainment and mixed use to high density residential, and a **zone change** from 'M' (manufacturing) to 'RM' (multi-family residential) and to remove the commercial overlay zone. The property is located at approximately 3000 South Decker Lake Blvd. on 17.4 acres. (Staff – **Steve Pastorik** at 963-3545)

ZONE CHANGE APPLICATION:

Z-9-2006 Petition by **GUILLERMO GASCON RAMIREZ** requesting a **zone change** from 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size) to 'RB' (residential business). The property is located at 3316 South 4000 West on 0.26 acres. (Staff - **Steve Pastorik** at 963-3545)

SUBDIVISION APPLICATIONS:

PUD-1-2006 Petition by **ADAM LANKFORD of TROPHY HOMES** requesting **preliminary approval** for 84 residential units at the **Gates at Kingpointe PUD**. The property is located at 1550 West 3680 South on 5.52 acres, and is zoned 'RM' (residential, multi-family residential). (Staff – **Steve Lehman** at 963-3311)

S-17-2006 Petition by **HARDY SUBDIVISION** requesting **preliminary and final plat approval** for one (1) lot in the **Hardy Subdivision**. This subdivision is located at 3960 South 2200 West on 1.2 acres, and is zoned 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)

CONDITIONAL USE APPLICATIONS:

C-14-2005 Petition by **WEST VALLEY CITY** requesting an amendment to the **Utopia hub** located at 3200 South Decker Lake Drive. (Staff – **Kevin Hooper** at 963-3249).

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May 24, 2006

Page 2

- C-12-2006** Petition by **OLD DOMINION FREIGHTLINERS** requesting conditional use approval for a **trucking company**. The business would be located at 2818 West Parkway Blvd. on 11.4 acres, and is zoned 'M' (manufacturing). (Staff – **Jody Knapp** at 963-3497). (**Continued from May 10, 2006 Public Hearing**)
- C-13-2006** Petition by **T-MOBILE USA WIRELESS** requesting **conditional use approval** for a **60' telecommunications monopole**. The property is located at 4650 South 2700 West on 0.32 acres, and is zoned 'C-2' (general commercial). (Staff – **Ron Weibel** at 963-3361).
- C-14-2006** Petition by **PARSONS** requesting **conditional use approval for a bank**. The property is located at 3121 South Redwood Road on 1.5 acres and is zoned 'C-2' (general commercial). (Staff - **Steve Pastorik** at 963-3545)
- C-15-2006** Petition by **MIGUEL ALPIZAR** requesting **conditional use approval** for a **used car dealership**. The property is located at 3752 West 4700 South on 1.4 acres and is zoned C-2 (general commercial). (Staff - **Jody Knapp** at 963-3497)
- C-16-2006** Petition by **AMSOURCE DEVELOPMENT** requesting **conditional use approval** for a **retail/restaurant building**. The property is located at 2851 South 5600 West on 1.13 acres, and is zoned 'C-2' (general commercial). (Staff – **Kevin Hooper** at 963-3249).

PLANNING COMMISSION BUSINESS

Update - City Council, Board of Adjustment, Redevelopment Agency

Approval of minutes from April 26, 2006 (Regular Meeting)

Approval of minutes from May 3, 2006 (Study Session)

Approval of minutes from May 10, 2006 (Regular Meeting)

Approval of minutes from May 17, 2006 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.